



93 acres/37.6 hectares

US 183 is 1.9 miles/3.1 km east

Utilities

Greenfield

Zoning – Single Family

Mr. Emmet J. Hawkes
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Property				
Total Acreage: 93 acres/37.6 hectares			Map: MAPSCO Austin 2006 Street Guide, pg. 311, Sec. U, V, Y, Z	
Location				
City: Leander			County: Williamson	
Address/Directions: .75 mile (1.2 kilometers) west of the FM 2243/Bagdad Road intersection, considered North Creek Section 3				
Within City Limits: Yes			Distance from City Limits: Not Applicable	
Distance to US Highways: 1.9 miles/3.1 kilometers			Type of Zoning: Single Family	
Distance to Interstate Highways: 12 miles/19 kilometers				
General Site Information				
Previous Use of Site: Open Farm Land		General Condition: Good		Dimensions: 2,666 x 1,716 feet/813 x 523 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with variable 1 to 8 percent slopes			Shrink/Swell Capacity: Moderate to very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: Yes		Can Site Be Divided: Yes		Lot Size: Negotiable
Improvements				
Rail Served: No			Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston			Other Improvements: Immediately west of a 400-home subdivision and southwest of Devine Lake Park.	
Fenced: Yes			Landscaped: No	
Located within an Industrial Park: No			Type of Business: Commercial, Retail	
Deed Restriction(s): No			Covenants: No	
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 8 inches/20.3 cm Pressure: 88 psi/606.7 kilopascal		Sewer - Size of Nearest Line: 8 inches/20.3 cm
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328		Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 3 inch/7.6 cm		Pressure: Intermediate Pressure at Waterfall Avenue in North Creek	
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807		Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Emmet J. Hawkes	Phone: (805) 966-0891	Facs: Not Available	Email: emmetjhawkes@msn.com	Web Site: Not Applicable
Sales Price: Negotiable			Lease Price: Not Applicable	
Comments: Located in one of several Leander growth corridors with good accessibility adjacent to many residential subdivisions.				